

# EXHIBIT C

A. Settlement Statement

U.S. Department of Housing  
and Urban Development

OMB No. 2502-0265

<b>B. Type of Loan</b>				
1. <input type="checkbox"/> FHA    2. <input type="checkbox"/> FmHA    3. <input type="checkbox"/> Conv Unins 4. <input type="checkbox"/> VA    5. <input type="checkbox"/> Conv Ins.    6. <input type="checkbox"/> Seller Finance 7. <input checked="" type="checkbox"/> Cash Sale.		6. File Number <b>2200152HE</b>	7. Loan Number	8. Mortgage Ins Case Number
C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.				
D. Name & Address of Borrower <b>CBT Group, LLC 1124 Blalock Rd #A Houston, TX 77055</b>		E. Name & Address of Seller <b>Richard Pearce and Cindy Pearce 257 Lawrence Marshall Hempstead, TX 77445</b>		F. Name & Address of Lender  
G. Property Location  <b>Legendary Oaks, Block 1, Lot 28, Waller County 28 Lawrence Marshall Drive Hempstead, TX 77445</b>		H. Settlement Agent Name <b>University Title Company 1021 University Drive East College Station, TX 77840    Tax ID: 74-1753734 Underwritten By: National Investors</b>		
		Place of Settlement <b>University Title Company 820 13th Street Hempstead, TX 77445</b>		I. Settlement Date <b>2/23/2022 Fund: 2/23/2022</b>
<b>J. Summary of Borrower's Transaction</b>		<b>K. Summary of Seller's Transaction</b>		
<b>100. Gross Amount Due from Borrower</b>		<b>400. Gross Amount Due to Seller</b>		
101. Contract Sales Price	<b>\$80,000.00</b>	401. Contract Sales Price	<b>\$80,000.00</b>	
102. Personal Property		402. Personal Property		
103. Settlement Charges to borrower	<b>\$354.33</b>	403.		
104.		404.		
105.		405.		
<b>Adjustments for items paid by seller in advance</b>		<b>Adjustments for items paid by seller in advance</b>		
106. HOA Assessment                      02/24/22 thru 12/31/22	<b>\$511.23</b>	406. HOA Assessment                      02/24/22 thru 12/31/22	<b>\$511.23</b>	
107. City Property Taxes		407. City Property Taxes		
108. County Property Taxes		408. County Property Taxes		
109. MUD Taxes		409. MUD Taxes		
110. Other Taxes		410. Other Taxes		
111. School Property Taxes		411. School Property Taxes		
112.		412.		
113.		413.		
114.		414.		
115.		415.		
116.		416.		
<b>120. Gross Amount Due From Borrower</b>	<b>\$80,865.56</b>	<b>420. Gross Amount Due to Seller</b>	<b>\$80,511.23</b>	
<b>200. Amounts Paid By Or in Behalf Of Borrower</b>		<b>500. Reductions in Amount Due to Seller</b>		
201. Deposit or earnest money	<b>\$800.00</b>	501. Excess Deposit		
202. Principal amount of new loan(s)		502. Settlement Charges to Seller (line 1400)	<b>\$6,050.00</b>	
203. Existing loan(s) taken subject to		503. Existing Loan(s) Taken Subject to		
204. Loan Amount 2nd Lien		504. Payoff of first mortgage loan        to		
205.		505. Payoff of second mortgage loan    to		
206.		506.		
207.		507.		
208.		508.		
209.		509.		
<b>Adjustments for items unpaid by seller</b>		<b>Adjustments for items unpaid by seller</b>		
210. HOA Assessment		510. HOA Assessment		
211. City Property Taxes		511. City Property Taxes		
212. County Property Taxes                      01/01/22 thru 02/23/22	<b>\$156.03</b>	512. County Property Taxes                      01/01/22 thru 02/23/22	<b>\$156.03</b>	
213. MUD Taxes		513. MUD Taxes		
214. Other Taxes		514. Other Taxes		
215. School Property Taxes		515. School Property Taxes		
216.		516.		
217.		517.		
218.		518.		
219.		519.		
<b>220. Total Paid By/For Borrower</b>	<b>\$956.03</b>	<b>520. Total Reduction Amount Due Seller</b>	<b>\$6,206.03</b>	
<b>300. Cash At Settlement From/To Borrower</b>		<b>600. Cash At Settlement To/From Seller</b>		
301. Gross Amount due from borrower (line 120)	<b>\$80,865.56</b>	601. Gross Amount due to seller (line 420)	<b>\$80,511.23</b>	
302. Less amounts paid by/for borrower (line 220)	<b>\$956.03</b>	602. Less reductions in amt. due seller (line 520)	<b>\$6,206.03</b>	
<b>303. Cash From Borrower</b>	<b>\$79,909.53</b>	<b>603. Cash To Seller</b>	<b>\$74,305.20</b>	
Section 5 of the Real Estate Settlement Procedures Act (RESPA) requires the following: • HUD must develop a Special Information Booklet to help persons borrowing money to finance the purchase of residential real estate to better understand the nature and costs of real estate settlement services; • Each lender must provide the booklet to all applicants from whom it receives or for whom it prepares a written application to borrow money to finance the purchase of residential real estate; • Lenders must prepare and distribute with the Booklet a Good Faith Estimate of the settlement costs that the borrower is likely to incur in connection with the settlement. These disclosures are mandatory.		Section 4(a) of RESPA mandates that HUD develop and prescribe this standard form to be used at the time of loan settlement to provide full disclosure of all charges imposed upon the borrower and seller. These are third party disclosures that are designed to provide the borrower with pertinent information during the settlement process in order to be a better shopper. The Public Reporting Burden for this collection of information is estimated to average one hour per response, including the time for reviewing instructions searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. The information requested does not lend itself to confidentiality.		

L. Settlement Charges						
700. Total Sales/Broker's Commission based on price		\$80,000.00	@6 % = \$4,800.00		Paid From  Borrower's Funds at Settlement	Paid From  Seller's Funds at Settlement
Division of Commission (line 700) as follows:						
701. \$2,400.00	to	Styers Realty				
702. \$2,400.00	to	Styers Realty				
703. Commission Paid at Settlement					\$0.00	\$4,800.00
800. Items Payable in Connection with Loan						
801. Loan Origination Fee	%	to				
802. Loan Discount	%	to				
803. Appraisal Fee		to				
804. Credit Report		to				
805. Lender's Inspection Fee		to				
806. Mortgage Insurance Application		to				
807. Assumption Fee		to				
900. Items Required by Lender To Be Paid in Advance						
901. Interest from 2/23/2022 to 3/1/2022 @ \$0/day						
902. Mortgage Insurance Premium for months to						
903. Hazard Insurance Premium for years to						
1000. Reserves Deposited With Lender						
1001. Hazard insurance	months @		per month			
1002. Mortgage insurance	months @		per month			
1003. HOA Assessment	months @	\$50.00	per month			
1004. City Property Taxes	months @		per month			
1005. County Property Taxes	months @	\$87.89	per month			
1006. MUD Taxes	months @		per month			
1007. Other Taxes	months @		per month			
1008. School Property Taxes	months @		per month			
1011. Aggregate Adjustment						
1100. Title Charges						
1101. Settlement or closing fee	to	University Title Company				
1102. Abstract or title search		to				
1103. Title examination		to				
1104. Title insurance binder		to				
1105. Document preparation	to	Cross Law Firm				\$150.00
1106. Notary fees		to				
1107. Attorney's fees		to				
(includes above items numbers: )						
1108. Title insurance	to	University Title Company				\$698.00
(includes above items numbers: )						
1109. Lender's coverage	\$0.00/\$0.00					
1110. Owner's coverage	\$80,000.00/\$698.00					
1111. Escrow fee	to	University Title Company			\$325.00	\$325.00
1112. State of Texas Policy Guaranty Fee.	to	UTC fbo State of Texas			\$0.00	\$2.00
1200. Government Recording and Transfer Charges						
1201. Recording Fees	Deed \$24.00 ; Mortgage ; Rel	to Simplifile			\$24.00	
1202. City/county tax/stamps	Deed ; Mortgage	to				
1203. State tax/stamps	Deed ; Mortgage	to				
1204. Tax certificates	to	RealTaxCONNECT, LLC				\$75.00
1205. Courier/Messenger Fee	to	University Title Company			\$0.00	
1206. E-Recording fee	to	Simplifile			\$5.33	
1300. Additional Settlement Charges						
1301. Survey		to				
1302. Pest Inspection		to				
1303. REIMBURSEMENT FOR UPFRONT HOA CERT	to	University Title Company				
1304. REIMBURSEMENT FOR UPFRONT COURT WORK	to	University Title Company				
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)					\$354.33	\$6,050.00

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a completed copy of pages 1, 2 and 3 of this HUD-1 Settlement Statement.

DocuSigned by:  
George Benvenuto, Manager  
64202832D771415...  
Manager 2/22/2022

Richard Pearce  
Cindy Pearce

SETTLEMENT AGENT CERTIFICATION  
The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused the funds to be disbursed in accordance with this statement.  
Settlement Agent Date

Warning: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

Escrow No. 2200152HE/KL3

SELLER'S AND/OR PURCHASER'S/BORROWER'S STATEMENT

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

The Seller's and Purchaser's/Borrower's signatures hereon acknowledge their approval and signify their understanding that tax and insurance prorations and reserves are based on figures for the preceding year or supplied by others or estimated for the current year, and in the event of any change for the current year, all necessary adjustments will be made between Purchaser/Borrower and Seller directly. Any deficit in delinquent taxes or mortgage payoffs will be promptly reimbursed to the Settlement Agent by the Seller.



I hereby authorize the Settlement Agent to make expenditures and disbursements as shown above and approve same for payment.

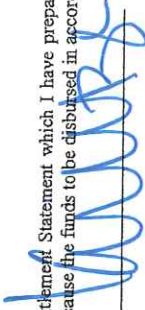
Seller(s)

 2.23.2022  
Richard Pearce Date

 2.23.2022  
Cindy Pearce Date

Purchaser(s)

 CBP Signature Pad, a Limited Liability Company  
  
642D282D771415  
Giorgio Benvenuto 2/22/2022  
Manager

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.  
Settlement Agent:  Date: 2.23.2022

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